

WARRANTY DEED
JOINT TENANTS

89-0-1-✓

73-62

KNOW ALL MEN BY THESE PRESENTS,

THAT I, James A. McBrady, of Falmouth, Maine

in consideration of One Dollar (\$1.00) and other valuable consideration

021913

paid by Daniel H. Pinnette and Jane L. Pinnette

whose mailing address is 28 Sanger Avenue
Waterville, Maine 04901TRANSFER
TAX
PAIDthe receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT,
BARGAIN, SELL AND CONVEY unto the said

Daniel H. Pinnette and Jane L. Pinnette

as joint tenants and not as tenants in common, their heirs and assigns forever,

A parcel of land situated in Waterville, County of Kennebec, and State of Maine, located on Pleasant Hill Drive, bounded and described as follows:

Beginning at an iron pin marking the Southwesterly corner of Lot 1; thence heading N 44 degrees 39' 11" E 256.12' (Two Hundred Fifty-Six and Twelve one hundredths feet) along Ridge Road right-of-way to an iron pin marking the Northwesterly corner of Said Lot 1; thence heading S 60 degrees 10' 53" E 136.85' (One Hundred Thirty-Six and Eighty-Five one hundredths feet) along land owned by Alden Hale Finnimore to an iron pin marking the Northeasterly corner of said Lot 1; thence heading S 29 degrees 45' 59" W 192.68' (One Hundred Ninety-Two and Sixty-Eight One Hundredths feet) along Lot 2 to an iron pin marking the Southeasterly corner of said Lot 1; thence heading N 75 degrees 20' 42" W 209.91' (Two Hundred Nine and Ninety-Nine One Hundredths Feet) along Pleasant Hill Drive right-of-way to beginning pin:

Lot 1 is subject to an easement to Central Maine Power recorded in the Kennebec Registry of Deeds, in Book 1540, Page 197, said easement also being shown on Ridge Road Development Final Plat.

This conveyance is made subject to all restrictions and covenants of record including those required by the Maine Department of Environmental Protection, dated June 8, 1983, recorded in said Registry of Deeds in Book 2575, Page 93.

The above description meaning and intending to describe said Lot 1 as per recorded subdivision Plan titled Ridge Road Development and recorded June 22, 1977 in the Kennebec Registry of Deeds File Number D-7661-15.

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BK 3426 PG 225

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Daniel H. Pinnette and Jane L. Pinnette, as joint tenants and not as tenants in common, their heirs and assigns, to them and their own use and behoof forever.

AND, I do COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will WARRANT AND DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said James A. McBrady, relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set my hand and seal this 9th day of the month of September, A.D. 1988.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

Luxanne V. Steinbeiser
WITNESS

James A. McBrady
JAMES A. McBRADY

STATE OF MAINE,
COUNTY OF CUMBERLAND

September 9, 1988

Then personally appeared the above named

James A. McBrady

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Luxanne V. Steinbeiser
Notary Public/Attorney at Law



(printed name of person taking acknowledgment)

LISA-ANNE V. STEINBEISER
NOTARY PUBLIC, MAINE
MY COM. EX. EXPIRES JANUARY 12, 1994

RECEIVED KENNEBEC SS.
1988 SEP 14 AM 9:00

ATTEST: Norma Burt Pittman
REGISTER OF DEEDS

